



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-22703** APN: 137-12-817-006

Name of Property Owner: Shadow Hills Plaza, LLC

Name of Applicant: Philip Davis

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

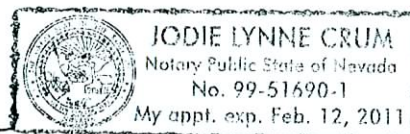
Signature of Property Owner: _____

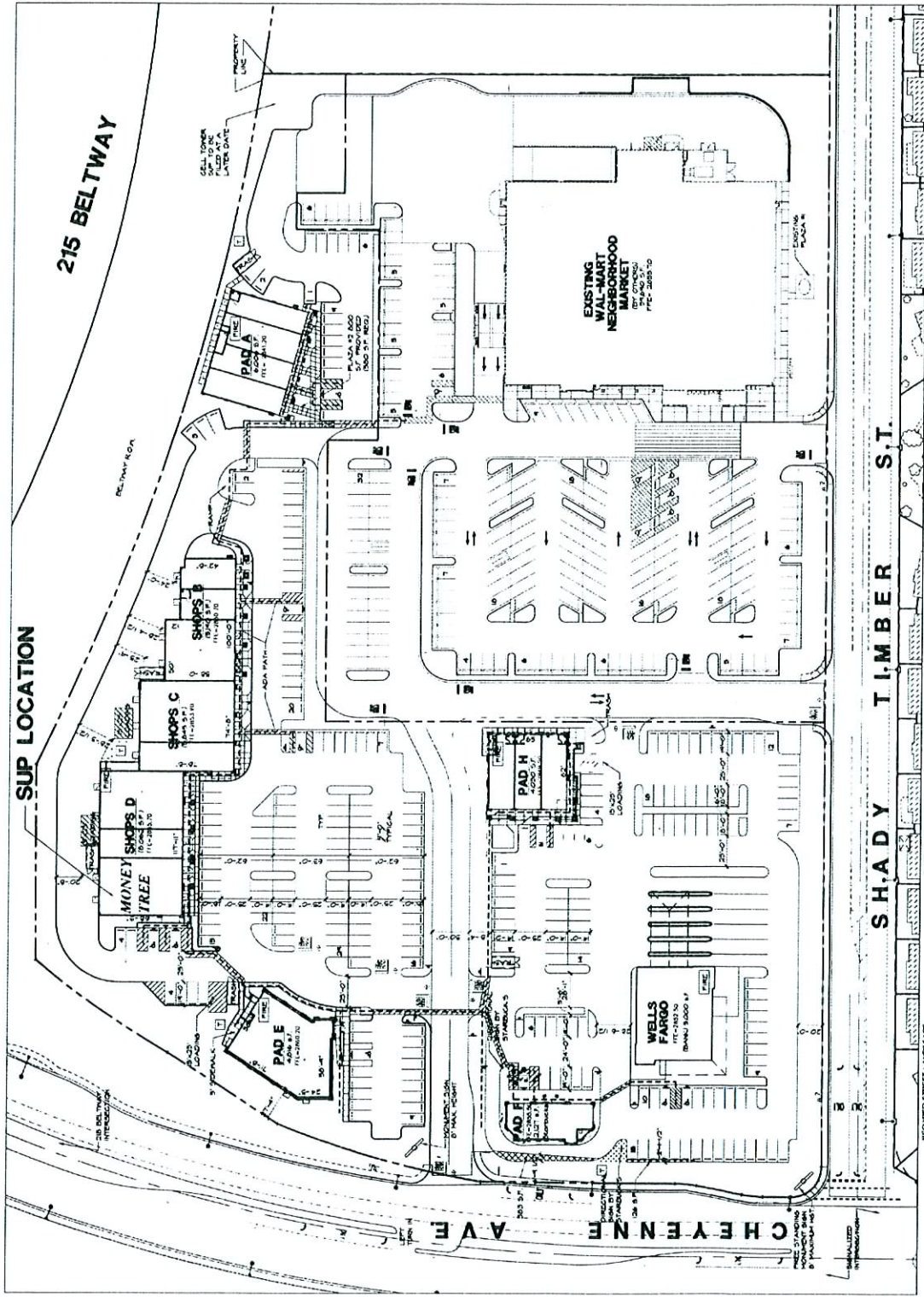
Print Name: Philip Davis, Managing Member

Subscribed and sworn before me

This 5th day of June, 2007

Notary Public in and for said County and State

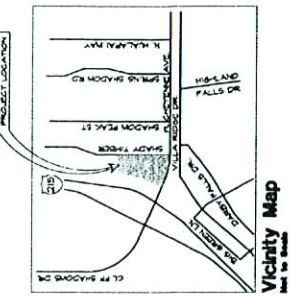




Summary

Land	± 1173 AC	± 510,959 SF
Building		81,493 SF
Land-to-Bldg Ratio		6.2/1
Coverage		15.9%
Building	S.F.	PK'G REQ.
Retail (ASSET MANAGEMENT)	68,821 S.F.	275(1/250)
Tavern	4,816 S.F.	68(1/50-10)
Fast Food	2,125 S.F.	21(1/100)
Bank (WELLS FARGO)	5,000 S.F.	25(1/200)
Total	80,762 S.F.	

Parking Required	389 stalls
Parking Provided	452 stalls
Surplus Stalls	68 surplus
Parking Ratio	5.54/1000



ALL MEASUREMENTS, THE OCCUPANCY AND THE NUMBER OF PERSONS OCCUPANCY ARE SUBJECT TO REVISION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION PROVIDED TO NADDEL ARCHITECTS INC. AND IS SUBJECT TO REVISIONS AND MODIFICATIONS BY NADDEL ARCHITECTS INC. THE OWNER IS NOT TO BE RESPONSIBLE FOR ANY INFORMATION AS TO THE LOCATION, TYPE, OR OCCUPANCY OF ANY BUILDING WITHIN THE SITE.

DATE: MAY 11, 2007
 MADE: JUNE 11, 2007

Nadel Architects Inc.
 7800 S. BURN MOUNTAIN DR. SUITE 800
 LAS VEGAS, NV 89115
 702.735.0000 FAX 702.735.0001
 WWW.NADELARCHITECTS.COM



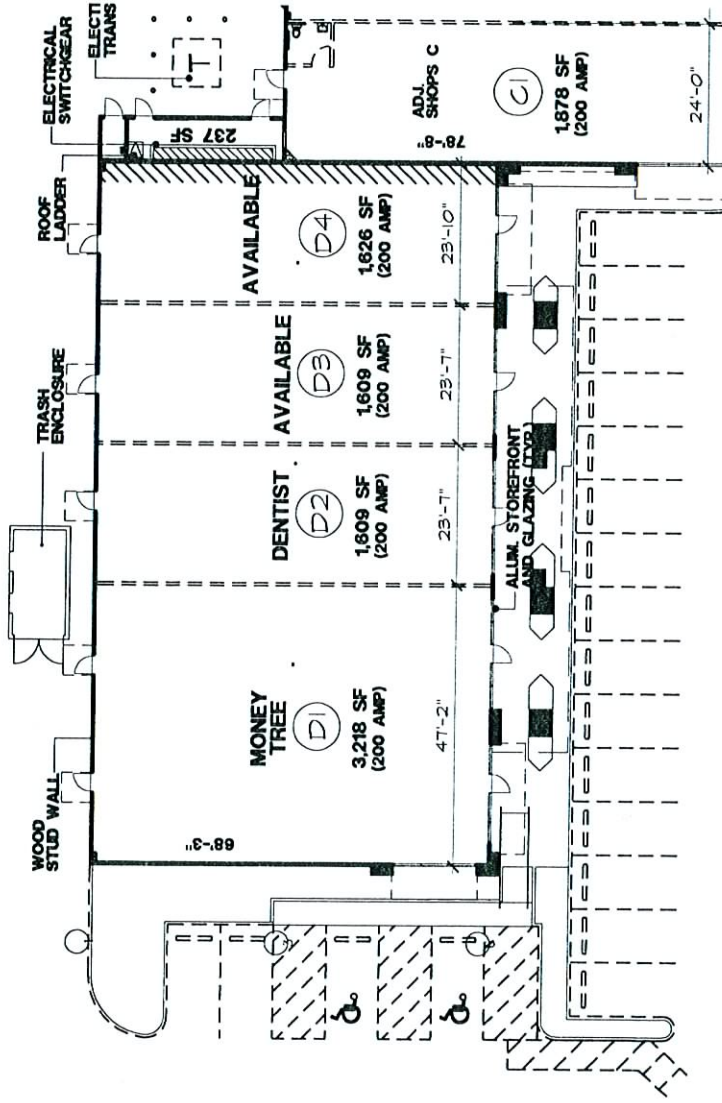
PRELIMINARY SITE PLAN
SHADOW HILLS PLAZA CHEYENNE & 215
LAS VEGAS, NEVADA (CITY OF LAS VEGAS)

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, NADDEL ARCHITECTS, INC. ALL

SUP-22703

08/09/07 PC





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9 2007
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SCALE: 1"=20'-0"

SHOPS D (8,062 S.F.)

SHADOW HILLS PLAZA
LAS VEGAS, NEVADA

DATE: MAY 11, 2007
BY: JUNE

THIS & DEAN MARTIN DEL. DATE: 08/09/07
LAS VEGAS, NV 89155
TOTAL/PROJECT/PROFESSIONAL
WWW.NADEL.COM



SUP-22703
08/09/07 PC

EAST ELEVATION	SCALE 3/4" = 1'-0"	1
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NORTH ELEVATION	SCALE 5/32" = 1'-0"	2
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SOUTH ELEVATION @ LINE E	SCALE	3
	3/32" = 1'-0"	

SOUTH ELEVATION @ LINE A	SCALE $\frac{3/32" = 1'-0"$	3A
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WEST ELEVATION	SCALE	4
	5/32" = 1'-0"	

ELEVATIONS

SHADOW HILLS PLAZA CHEYENNE
LAS VEGAS, NEVADA (CITY OF LAS VEGAS)

PROPERTY

RECEIVED
8-2-15

DATE: MAY 11, 2007
MADEL JOB#: 00004

7150 S. DEAN MARTIN DR. SUITE 200
LAS VEGAS, NV 89115
702.966.3000 PRODUCE@175
WWW.MADELARC.COM

Nadel Architects Inc.

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



Silver State Surveying

1825 AVOCADO COURT HENDERSON, NV 89014 (702) 261-6033 Fax (702) 261-6034

May 22, 2007

Money Tree
c/o Robert Ballew
5125 W. Oquendo, Ste 4
Las Vegas, NV 89118

Re: Proposed Money Tree Location – Proximity Certification

This letter is to serve as the Proximity Certification for the proposed location of Money Tree – Payday Loan & Check Cashing.

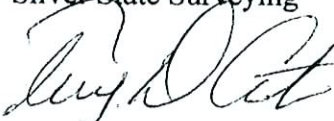
The proposed site is generally located at the northwest corner of Cheyenne Avenue and Shady Timber Street and is located on the north side of Cheyenne Avenue approximately 600 feet west of the intersection.

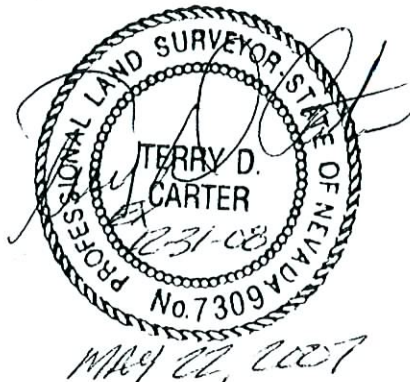
I inspected the surrounding area on May 21, 2007 and found another “Payday Loan/Check Cashing” and /or “Pawn Shop” type businesses within 1000 feet of this proposed location. It is located on the west side of the 215 Beltway at the northwest corner of Novat Street and Cliff Shadows Parkway. Based upon the owner provided site plan, the proposed building is approximately 950’ +/- from an existing “Check City”.

The nearest residential use is southerly across the street on Cheyenne Avenue. The right-of-way on Cheyenne varies at this location due to expanded right-of-way for the on and off ramps for the 215 Beltway. The nearest residential lot is 470 feet +/- in a southerly direction from the proposed building.

If I can be of further assistance, please contact me at your earliest convenience.

Thank you,
Silver State Surveying


Terry D. Carter, P.L.S.



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